

Hall Road
Uttoxeter, ST14 7PN



Attractive traditional semi detached home with improved accommodation including a refitted kitchen and bathroom, occupying a pleasant corner plot on this highly regarded and sought after road.

£260,000



John German

Whether looking for a home move or making your first step onto the property ladder, viewing and consideration of this well proportioned semi detached home is strongly advised to appreciate its room dimensions, excellent refitted kitchen and bathroom and its corner plot providing ample parking with a detached garage. Though the current owners have done a substantial amount of work, there is still scope to make it your own.

Situated on this highly regarded and sought after road providing easy access to the town centre and its wide range of amenities plus the three tier school system.

Accommodation - A uPVC obscure double glazed entrance door opens to the spacious hall having a side facing window providing additional natural light and stairs rising to the first floor with a useful cupboard below.

The generously sized lounge has a focal living flame effect electric fire with a feature surround and a wide front facing window providing an abundance of natural light. Obscure glazed double doors open to the separate dining room which has uPVC double glazed sliding patio doors overlooking the rear garden and giving direct access to the patio.

The excellent refitted kitchen has a range of base and eye level units with quality worktops and an inset sink unit set below the window overlooking the garden. There is a fitted electric hob with a contemporary extractor hood over, built in electric oven and additional appliance space. A door returns to the hall and a further uPVC part obscure double glazed door opens to the useful side porch which provides space for soft seating if desired, that overlooks the garden with a door to the outside.

To the first floor the landing has a side facing window and an airing cupboard housing the combination gas central heating boiler. Doors open to the three good sized bedrooms, two of which can easily accommodate a double bed, with the third bedroom having a built in wardrobe above the overstairs bulkhead.

Completing the accommodation is the hugely impressive refitted and fully tiled family bathroom having a white suite incorporating a panelled bath with a mixer shower and a fitted glazed screen above, illuminated mirror and a heated towel rail.

Outside - To the rear a paved patio leads to a garden laid to lawn providing a blank canvas to be landscaped as you wish.

To the front is a lawned garden with well stocked borders containing a variety of shrubs and plants wrapping around to the side elevation of the home. A block paved driveway approached from Summerfield Drive provides ample off road parking leading to a detached garage which has an electric roller door and is presently divided into two sections - one storage and the other being panelled providing a workshop area having a pedestrian door to the garden. Overall measurements of the garage are approx. 5.99m x 3.09m.

what3words: bulletins.roofed.objective

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30082024

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Ground Floor Building 1



Floor 1 Building 1

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Approximate total area[®]
973.27 ft²
90.42 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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